



# County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

**REVISED**

April 2, 2008

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

To: Supervisor Yvonne B. Burke, Chair  
Supervisor Gloria Molina  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: William T Fujioka  
Chief Executive Officer



## CODE ENFORCEMENT BIANNUAL REPORT

On November 30, 2004, your Board instructed the Chief Executive Office (CEO), with the assistance of the District Attorney (DA) and County Counsel, to provide a biannual report to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Attached is the sixth Biannual Report that provides narratives and exhibits prepared by the DA and County Counsel Code Enforcement units for the period of July 2007 through December 2007.

The Report includes information regarding the investigations undertaken by the DA Code Enforcement Section Investigators and two exhibits that highlight the number of cases and prosecutions handled by the DA and County Counsel, and the disposition of these cases. The Report also includes ongoing efforts between the DA, County Counsel, and involved County departments to further integrate the County's code enforcement program, and promote collaboration among departments.

County Counsel and the DA, with assistance from the CEO and other departments, continue to provide cross-training for inspectors through code enforcement conferences. The next conference will be held on April 3, 2008 at the California Endowment Center. The DA and the Departments of Mental Health and Public Works will give presentations respectively on ***Good Report Writing; Junk, Salvage and Debris: Enforcement from a Hoarding Perspective;*** and the ***Property Rehabilitation Process.***

Each Supervisor  
April 2, 2008  
Page 2

If you have any questions, please contact Sari Steel, Senior Deputy County Counsel at (213) 974-1927; or Michael Noyes, DA Deputy-in-Charge at (213) 580-8732.

WTF:LS  
DSP:MJS:ib

Attachments (2)

c: Executive Officer, Board of Supervisors  
County Counsel  
District Attorney  
Sheriff  
Acting Director of Public Works  
Agricultural Commissioner/Director of Weights and Measures  
Chief of Public Safety  
Director of Animal Care and Control  
Director of Community and Senior Services  
Director and Chief Medical Officer of Health Services  
Director of Mental Health  
Director and Health Officer of Public Health  
Director of Regional Planning  
Fire Chief  
Treasurer and Tax Collector

# **COUNTY COUNSEL**



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.  
County Counsel

March 21, 2008

TELEPHONE  
(213) 974-1801  
FACSIMILE  
(213) 626-7446  
TDD  
(213) 633-0901

TO: WILLIAM T FUJIOKA  
Chief Executive Officer  
*[Handwritten signature of William T. Fujioka]*

FROM: RAYMOND G. FORTNER, JR.  
County Counsel  
*[Handwritten signature of Raymond G. Fortner, Jr.]*

RE: **Code Enforcement Biannual Report**

RECEIVED  
2008 MAR 21 PM 2:49

CHIEF EXECUTIVE OFFICE

On November 30, 2004, the Board of Supervisors ("Board") instructed your office, with the assistance of the District Attorney ("DA") and County Counsel, to provide Biannual Reports to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Five Biannual Reports have already been provided to the Board. The enclosed sixth Biannual Report ("Report") provides a narrative of the general strategies and efforts of the County Counsel's Office for the time period of July 2007 through December 2007.

The Report includes highlights of cases handled by the County Counsel Code Enforcement Unit ("CCCEU") during this reporting period, the number of cases and prosecutions handled by the CCCEU, and the disposition of these cases. The Report also references ongoing efforts by the DA, the CCCEU, and involved County departments to further integrate the County's code enforcement program and promote collaboration among departments.

If you have any questions concerning this matter, please contact me, Assistant County Counsel Richard D. Weiss at (213) 974-1924, or Principal Deputy County Counsel Sari Steel at (213) 974-1853.

RGF:SJS

Enclosure

**COUNTY COUNSEL**  
**CODE ENFORCEMENT BIANNUAL REPORT**  
**July 2007 through December 2007**

## **Case Highlights**

### *Violations Abated Following Appointment of Receiver*

As indicated in the last biannual report, on May 5, 2006, the County Counsel Code Enforcement Unit ("CCCEU") filed a civil action for injunctive relief against a property owner for operation of an unlawful vehicle repair business in a residential area, accumulation of junk and salvage materials, and unpermitted construction and use of unpermitted structures. A default judgment was entered in the County's favor on August 10, 2006. The Los Angeles County Superior Court issued a permanent injunction ordering clean-up of the property, and awarded the County \$13,000 in fines. During the last reporting period, the property owner's agent was held in contempt of court for violating the injunction and was sentenced to nine days in jail. Despite the legal actions taken by the CCCEU against the property owner's agent, the illegal activities on the property continued unabated. On August 10, 2007, pursuant to the County's application, the court appointed a receiver, who took over the management of the affairs on the property and abated all of the Los Angeles County Code ("LACC") violations. The case will be closed when the receiver is discharged.

## **Additional Highlights**

### *Quality and Productivity Commission Award*

In a previous Biannual Report, the CCCEU reported the Chief Executive Office's ("CEO") and the CCCEU's involvement in the coordination of a County and City of Los Angeles response to the emergency closure of a substandard sober living facility, known as the Palace, and the temporary relocation of its residents. In October 2007, the Residential Placement Protocol ("RPP") Task Force was recognized by the Quality and Productivity Commission and received a Special Merit Plaque Award for its accomplishments.

## **Cases Handled by County Counsel**

During this reporting period, the CCCEU received 10 new referrals and continued to work on 48 cases carried over from the prior reporting period. The CCCEU is handling eight civil prosecutions involving 22 properties, held three office conferences, and closed 22 cases when the properties were brought into substantial compliance.

See Exhibit 1 for a summary of the status and disposition of the cases, by Supervisorial District, handled by the CCCEU during this reporting period.

County Counsel  
Code Enforcement Biannual Report  
July 2007 through December 2007

## **Ongoing Efforts to Integrate Code Enforcement Operations**

### *RPP Task Force Training*

The RPP Task Force, which was created to improve and coordinate a team approach to address the needs of elder and dependent adults that utilize licensed and unlicensed residential facilities, and to reduce the incidents of abuse and neglect of elder and dependant adults, will be conducting a training in April of this year at the California Endowment Center in downtown Los Angeles. Multi-departmental training sessions, which include County social service, mental health practitioners, and County code enforcement investigators and inspectors, facilitate enhanced intervention and enforcement efforts with respect to problems occurring at residential placement facilities.

The conference agenda covers cases that fall within the Memorandum of Understanding ("MOU") between various County code enforcement, social services, and mental health departments, and their departmental protocols. The scheduled training will begin with a segment entitled, *Who We Are and What We Do*, presented by the protocol department members and affiliated city and state agencies. Following that segment, there will be training by the State Department of Community Care Licensing and the County Departments of Mental Health, Public Health – Alcohol and Drug Program Administration, and the Community Development Commission through a segment entitled, *Types of Facilities and Clients* (i.e., licensed facilities, homeless shelters, sober living homes, and independent living facilities; the clients who reside in those facilities and how to identify the care and supervision they require).

### *RPP Task Force Support*

The CCCEU continues to assist the RPP Task Force in the coordination of investigations and enforcement activities between the County and the applicable city, state, and federal agencies who are members of, or are associated with, the RPP protocol. During this reporting period, the CCCEU was involved in a matter in which property owners were operating homeless shelters in apartment buildings located in both the unincorporated areas and in the City of Los Angeles. The living conditions in the apartment buildings were deplorable, and violated various County and City zoning and building codes, and the apartment residents also complained of illegal evictions. This investigation will continue into the next reporting period.

Another matter involved a private, non-profit corporation operating several group homes for girls, which were the source of neighborhood complaints and numerous calls for service by law enforcement. Sheriff and city police resources were overburdened by having to respond to an inordinate amount of incidents involving runaways, assaults, and disturbances of the peace. The CCCEU convened a workgroup comprised of several County RPP members, as well as some additional County departments, who met with the Sheriff and the group home

County Counsel  
Code Enforcement Biannual Report  
July 2007 through December 2007

administrators over the course of several months to discuss the problems and develop an action plan to address the issues. The action plan was implemented and the problem activity has significantly decreased.

The CCCEU also assisted in another matter involving a registered nurse who was operating an unlicensed facility and was providing inadequate care and supervision, and committing identity theft and fraud on elderly and dependant adults who were residents of various residential facilities the nurse was operating in both the unincorporated areas and the City of Los Angeles. The matter was first brought to the attention of the CCCEU by a detective in the Sheriff's Department who was investigating a case of identity fraud, the victims of which were residing at a facility with whom the CCCEU was familiar. The CCCEU had this matter placed on the RPP agenda, and it was subsequently discovered that the state had an open investigation concerning the same suspect. The sharing of information greatly assisted both law enforcement agencies. The investigations were coordinated and the cases are being prosecuted by both the local and state agencies.

*Code Enforcement Cross-Training Conference*

The CCCEU, the District Attorney ("DA") Code Enforcement Section, and the various County code enforcement departments, including the Department of Mental Health ("DMH"), have been meeting and planning the fifth in a series of code enforcement cross-training programs, which is currently scheduled for April 3, 2008, at the California Endowment Center. The DA Code Enforcement Section, the CCCEU, DMH, and the Department of Public Works ("DPW") will give presentations on *Junk, Salvage and Debris: Enforcement from a Hoarding Perspective; Good Report Writing*; and the *Property Rehabilitation Process*.

*Code Enforcement Cross-Training Manual*

The CCCEU, with the assistance of the CEO and the DA Code Enforcement Section, is compiling the materials from the five code enforcement cross-training conferences into a code enforcement training manual. The materials used in the conferences are a valuable resource for new code enforcement officers, and as reference materials for day-to-day code enforcement activities. The manual is scheduled to be completed and distributed to departments this summer.

*Counterfeit Goods Task Force*

Pursuant to a Board Motion, during this reporting period the CEO convened a Task Force of County departments involved in land use, code enforcement, nuisance abatement, and business license activities, including the Sheriff, Department of Regional Planning ("DRP"), DPW, Treasurer and Tax Collector, Department of Health Services, DMH, Fire Department,

County Counsel  
Code Enforcement Biannual Report  
July 2007 through December 2007

DA, and County Counsel to examine the County's ability to conduct enforcement activities with respect to properties used for the manufacture, distribution, and sale of counterfeit goods in Los Angeles County. The Task Force has been consulting with officials from the Cities of Los Angeles and New York and private industry representatives from the Motion Picture Association of American and the Record Industry Association of America.

Since the County had no pre-existing specific nuisance abatement ordinance that targets premises used for the manufacture, distribution, and sale of counterfeit goods, the CCCEU has drafted a proposed "Los Angeles Counterfeit Goods Nuisance Abatement Ordinance" for enactment by the Board of Supervisors. Among other things, the ordinance would authorize the DA and County Counsel to commence civil actions to temporarily and permanently enjoin the nuisance conditions and the persons involved from further conducting, maintaining, or permitting the identified activities at the involved location. The ordinance would also allow the County to initiate civil proceedings to recover civil penalties from any person conducting, maintaining, or permitting the defined nuisance to occur, including the owner of the building or place. We anticipate that the ordinance will be presented to the Board of Supervisors for consideration in April 2008.

*Civil Graffiti Pilot Project*

During this reporting period, the CCCEU has been working with the CEO, Sheriff, and DPW to create a pilot project to impose administrative fines and noncompliance fees on graffiti vandals, and, in cases involving minors, their parents who would be jointly and severally liable. To implement this program, the CCCEU has prepared proposed amendments to Titles 1 and 13 of the LACC and is assisting the Sheriff and DPW – two departments that play key roles in graffiti abatement and enforcement – with legal, procedural, and administrative matters. We anticipate those proposed ordinance revisions will be presented to the Board of Supervisors for consideration during the next reporting period.

*Unincorporated Area Services Board Deputy Meetings -- Illegal Parking and Sales of Vehicles*

One of the items that has been on the agenda of the Unincorporated Area Services Board Deputy Meetings has been the problem with illegal parking and illegal sales of vehicles, an ongoing quality of life issue for many of the unincorporated communities. The CCCEU was consulted in light of legal challenges to local ordinances previously used to enforce against this problem. The CCCEU has been soliciting information from the Board deputies to identify their communities' concerns to come up with practical solutions tailored to address the specific problem. A workgroup was formed and is considering various options, including the possibility of collaborating with the Department of Motor Vehicles' investigative branch, which receives state funding to conduct enforcement activities that target and prosecute this type of activity.

County Counsel  
Code Enforcement Biannual Report  
July 2007 through December 2007

*Title I Administrative Fines and Non-Compliance Fees Workgroup*

During this reporting period, a focus group comprised of the CCCEU, CEO, DA Code Enforcement Section, DRP, and DPW has met for the purpose of creating a pilot project to implement Title I. DPW's Water Resources and Construction Divisions will implement the pilot project. The pilot project is anticipated to commence in Spring 2008. DPW's experiences under the pilot project will allow the workgroup to iron out any major issues before full implementation by all County departments.

*Big Tujunga Mitigation Bank*

The CCCEU has been assisting DPW's Water Resources Division with the community's request for law enforcement at Big Tujunga Mitigation Bank's recreational facility, a County property, located in the City of Los Angeles. The community was concerned about loitering and overnight encampments, illegal dumping, and other nuisance activities. Issues involved jurisdiction and resource allocation among County and Los Angeles City departments, and their respective law enforcement agencies. The CCCEU facilitated cooperation among the involved agencies and helped resolve code and agency jurisdiction questions in order to allow for coordinated enforcement.

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>First District</b> Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	1			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		1	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction, \$145,000 in civil penalties, and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Encroachment on County-owned land that adjacent landowner is using for ingress and egress	1				1		ISD will fence off the property after the CEO decides some issues related to grading. CCCEU involvement no longer required. Case closed.
Complaint received from neighbor of nuisance-property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog	1				1		The Sheriff has been monitoring the location and reports that the location has been very quiet with no calls or problems having been reported this period. The CCCEU will continue to monitor the property.
Property that was damaged by fire and has been an eye sore in the community for over 10 years	1				1		During this reporting period, the framing was substantially completed; but due to limited available funds, the contractor stopped work. The CCCEU is working with the Department of Public Works ("DPW"), the Community Development Commission, the property owner, and the contractor to explore and assist with securing additional funding to complete the construction.
Investigation of bar operating with a temporary license, with history of complaints, to determine if a permanent business license should be issued	1				1		Since the last reporting period, the owner's state liquor license was revoked and the application for a permanent business license was denied by the Sheriff. The business was closed and has not reopened. Case closed.

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Nuisance motel property, suspected of criminal activity and operating without a business license	1					1	The property owner was operating a motel without a business license. The property owner applied for a business license in April 2007, which is still pending approval by the Department of Public Health (DPH). The motel has also been the source of numerous complaints and calls for service regarding criminal activity occurring on the property. During this reporting period, the owner has implemented some of the suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. The Sheriff is working with the owner to implement the remaining items and to enforce the newly implemented suggestions. The CCCEU will continue to monitor compliance.
Several vehicles parked in front yard; inoperable vehicles					1		The CCCEU held an office conference with DPH and the property owner. The property owner complied and removed the violations. Case closed.
Criminal activity on property with code violations				1			1 The subject property went into foreclosure and eviction proceedings have been initiated. The CCCEU contacted the lender to coordinate legal and enforcement activities. The Sheriff confirmed that the utilities have been shut off and is working with DPH to have the location red-tagged and declared uninhabitable. Once all of the occupants are removed, the lender will take the necessary steps to bring the property up to code. The CCCEU will continue to monitor progress.
Trespassers engaging in illicit narcotics activities in single family dwelling					1		The Sheriff requested CCCEU assistance on a case involving an abandoned single-family dwelling which trespassers are using for illicit narcotics activities. The CCCEU investigated and determined the record owner is deceased, and referred the case to the Public Administrator's Office on November 14, 2007 to initiate probate proceedings. Case is pending.
Abandoned property being used by transients and gangs for illicit activities					1		CCCEU assistance was requested on a case involving an abandoned property being used by transients and gangs for illicit activities. The previous owner recently lost the property through foreclosure. The lender is currently the owner of the property. The CCCEU is attempting to contact the lender to resolve the issues. Case is pending.

Exhibit 1

**County Counsel Code Enforcement Unit  
Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted structure: converted garage		1				1	The property was referred to the CCCEU by the Sheriff. The property is held in trust and the property owner was reported missing for several years. The owner has purportedly been located in another country by the attorneys who previously handled her affairs. The CCCEU will assist the owner's attorneys, DPW, and the Sheriff with title issues and abatement of violations.
<b>First District Total</b>	<b>6</b>	<b>5</b>		<b>1</b>	<b>1*</b>	<b>3</b>	<b>8</b>
<b>Second District</b>							
Recycling center operating without the required zoning approvals	1			1		1	A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the Los Angeles County Code ("LACC") was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant will vacate the property by June 30, 2008. In exchange, the County will review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The CCCEU will continue to monitor for compliance with the settlement agreement.
Zoning and building code violations on 11 residential properties in the West Athens area (related to Florence-Firestone building code violations and unfair business practices matter in the First District)	7			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)	2	5	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction, \$145,000 in civil penalties, and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Junk and salvage inside and outside of home; unlicensed and sick dogs; inoperable vehicles	1			1	1		A complaint for injunctive and other relief to abate public nuisance and violations of the LACC was filed against the property owner in L.A. County Superior Court on October 2, 2006. The CCCEU obtained a judgment against the property owner on December 10, 2007. The judgment permanently enjoins the property owner from violating the County health and zoning codes and orders the removal of the remaining junk and salvage and inoperative vehicles. The property has been brought into substantial compliance. Case closed.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical, and plumbing code violations; unpermitted car repair business				1		1	A default judgment was entered in the County's favor on August 10, 2006. The Los Angeles County Superior Court issued a permanent injunction ordering clean-up of the property and awarded the County \$13,000 in fines. On August 10, 2007, pursuant to the CCCEU's application, the court appointed a receiver who took over the management of the property and abated all of the outstanding code violations. The property has been brought into compliance. Upon discharge of the receivership, the case will be closed.
Gang property responsible for narcotic sales, murder, assaults	1				1		There has been no further request for assistance from the Sheriff. The CCCEU advised the Sheriff that pursuit of criminal remedies would be more appropriate. Case closed as to CCCEU involvement.
Code violations on property where owners are both dead; heirs not rectifying		1			1		All violations have been abated and the house has been boarded up. Case closed.
Clean up of flammable/combustible liquids and junk, trash; extreme fire hazard to occupants and emergency responders	1				1		The property owner has been cited for numerous fire, building, and zoning violations. Given the issues with the owner's age, health, and hoarding, the CCCEU contacted the Department of Mental Health's Genesis Program ("Genesis"), to assist the owner on a bi-monthly basis in cleaning up the property. During this reporting period, Genesis assisted the property owner to the extent they could and closed their case. DPW is going to proceed with property rehabilitation. Case is pending.
Property owner rents the house in a residential neighborhood for balls, weddings, and other social events	1				1		The illegal social events that were being held at the property have ceased. However, the case has been referred to the DA for criminal prosecution of additional zoning code violations; specifically, two unpermitted additions that are being used for residential purposes. Case is ongoing.

Exhibit 1

**County Counsel Code Enforcement Unit  
Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Property which is the site of gang violence, drug sales, murder, assaults	1				1		The CCCEU is currently working with the Sheriff, Los Angeles City Attorney's office, and DRP to abate the narcotics sales on the property. Case is ongoing.
Code violations on property where resident is under conservatorship	1				1		The property owner, who is under conservatorship, resides in a single-family residence, and has a history of issues regarding home maintenance. Since the last reporting period, the CCCEU contacted the property owner's conservator to check on the status of the property and learned that a new conservator had been appointed. The CCCEU then contacted the newly appointed conservator and requested that the CCCEU be apprized of any issues with the conservatee's real property. The CCCEU will continue to monitor during the transition period.
Unpermitted carport; converted garage; unpermitted addition	1				1		The owner applied for a building permit to remove the unpermitted garage addition and restore the garage to parking use. The owner intends to submit a plot plan to keep the carport. Case is ongoing.
Junk and salvage; numerous inoperative vehicles; unpermitted structures and horse maintained in residential area	1			1			The CCCEU filed an action for injunctive relief against the property owner and the occupant to abate violations of the zoning code including large amounts of junk and salvage, numerous inoperative vehicles, unpermitted structures, and a horse being maintained on the property in a location that is not zoned for this activity. Due to the defendants' failure to answer, the County plans to file a request for entry of default in the next reporting period.
Restaurant not in compliance with parking requirements on approved plot plan	1		1		1		The CCCEU conducted an office conference with the property owners and requested the owners/tenants re-stripe the parking lot on the property and provide sufficient off-site parking space to comply with the plot plan approval for the restaurant on the premises. The CCCEU will continue to monitor to see that the owner undertakes the necessary corrections to which they agreed.
<b>Second District Total</b>	<b>17</b>	<b>2</b>		<b>1</b>	<b>5*</b>	<b>5</b>	<b>14</b>

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>Third District:</b> Unpermitted structures encroaching upon County-owned land, zoning, building, and fire code violations	1			1		1	A lawsuit was filed on December 13, 2006, for violation of the LACC, and for possession, damage due to occupation, and misuse of County-owned land. On October 3, 2007, the court granted the County's motion for summary judgment as to all causes of action. On November 20, 2007, a judgment was entered in the County's favor. A notice of appeal was filed by the defendant on November 29, 2007. The appeal is pending.
Removal of oaks trees without permit	1					1	The CCCEU is monitoring the case since the violation involves County property. An after-the-fact Oak Tree Permit application has been submitted to DRP for processing. Case is pending.
Dispute over use of Castro Peak Motorway	1					1	There were some key developments during this last reporting period including transfer of ownership between two of the owners who hold title to property which covers a significant portion of the affected area. The CCCEU is continuing to work with the Chief Executive Office and the National Park Service to find a permanent solution to the access issues regarding Castro Peak.
North Santa Monica Bay Pollution	1					1	The CCCEU worked with DPW, DHS, and the City of Malibu to prepare and obtain consents to access the private properties located within the area, from which samples could be taken to identify the sources of pollution affecting the beaches. The North Santa Monica Bay Source Identification Task Force completed several rounds of sampling from March 26 to May 1, 2007 without incident. Case closed as to CCCEU involvement.
Packager not labeling and misrepresenting food ingredients in packaged food items; distributing to L.A. Unified and school districts nationwide	1					1	The CCCEU met with DPH to discuss a complaint involving allegations of fraud and mislabeling of packaged food items distributed to school districts locally and nationwide. The CCCEU assisted DPH in preparing the case for referral to the State Department of Health Services ("DHS") and the Food and Drug Administration, who have jurisdiction in this matter. DHS contacted the CCCEU during the end of the reporting period and indicated that their investigation is pending and that they would be in contact. The CCCEU and DPH will continue to assist the agencies as needed, and continue to monitor the progress of the case.
<b>Third District Total</b>	5	0	0		1	1	4

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<i>Fourth District</i>							
Graffiti on railroad bridge over 605 Freeway	1				1		In this case, the owner and CalTrans both claim that it is not their responsibility to maintain the bridge. The County and the City of Pico Rivera believe that both parties are responsible and unless both parties cooperate to remove the graffiti, both County and City staff intend to seek authority to file civil lawsuits to ensure compliance with their respective graffiti removal ordinances. On August 17, 2007, the CCCEU met with the Pico Rivera City Attorney to provide a status update. On October 25, 2007, the CCCEU met with representatives from the Fourth Supervisorial District, Sheriff, and the City of Pico Rivera to discuss options. The City of Pico Rivera will make one more request for compliance from the property owner. If the request letter does not bear fruit, the County will initiate legal action. Case is ongoing.
Unpermitted construction, illegal conversion of garage, junk & salvage, inoperable vehicles, unpermitted business	1			1	1		The CCCEU filed a lawsuit on February 21, 2007 and obtained a default judgment on July 13, 2007. Case closed.
Unpermitted construction in single-family dwelling; structure within the required setback area; illegal garage conversion	1				1		Property brought into compliance on October 13, 2007. Case closed.
Vehicle parked in setback area; inaccessible garage; junk and salvage	1				1		Case referred to DA for criminal prosecution. Cased closed as to CCCEU involvement.
A business operating an unpermitted medical marijuana dispensary	1				1		The Sheriff confirmed that the operator ceased operations. Case closed.
Unpermitted boarding house; unpermitted construction				1			DRP referred case to the CCCEU for a boarding house violation, which has since been abated. Unpermitted construction issues are being handled by DPW who will refer the case to the DA for criminal prosecution if compliance is not forthcoming. Case closed as to CCCEU involvement.
<b>Fourth District Total</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>1</b>	

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>Fifth District</b>							
Numerous inoperable vehicles, junk and salvage, unpermitted structures, and illegal grading and electrical work	1			1		1	A judgment and order was issued in March 2006 granting a permanent injunction and ordering the defendant to clean up the property. The CCCEU continues to monitor the progress of the ongoing major clean-up. The property owner continues to make substantial progress towards achieving compliance. Case is ongoing.
Unpermitted and accessory structures maintained within required setback area and in private and future street	1					1	The owners abated the unpermitted accessory structures in the setback area. County staff met with the owner and her attorney, who agreed to accept the conditions set forth by DPW to proceed with the street vacation proposal. DPW is preparing the case to go to the CEO for review and then have it placed on the Board's agenda for approval. Case is pending.
Non-compliance for a recreational trailer park with permanent residents, junk and salvage	1					1	Case is pending CUP approval. During this reporting period, further code violations were found and additional enforcement action has been taken. Case is pending.
Speed bumps installed by four homeowners on private road without Fire Department approval		4			4		The speed bumps have not been removed, however, alternatives are being considered by the Fire Department. This matter is closed as to CCCEU involvement pending any further departmental request for assistance.
Major illegal disposal operation	1					1	This case remains open as the CCCEU is consulted and assists departments who, from time to time, have had to respond to ongoing issues pertaining to the illegal dumping activity, clean up, and civil litigation commenced by the neighboring property owners, the plaintiffs, against the operators of the private pumping company. Case is ongoing.
Suspected criminal activity involving residents of a drug addiction treatment center	1					1	The Attorney General has filed a complaint against the property owners. Discovery is pending. The CCCEU will continue to monitor the case and assist the Attorney General's Office as needed.
San Dimas property owner has encroached onto a County park without County permits; illegal grading; planting non-native vegetation; case ongoing since 1992	1					1	During this reporting period, the grading and remaining restoration work was completed. Landscaping is also done with the exception of hydroseed due to weather-related delays. Case is pending.
Illegal uses that require a CUP; unpermitted structures	1					1	The property owners submitted a plot plan in September 2007, and are voluntarily working with DRP and DPW to resolve the outstanding zoning and building code violations. Case is closed as to CCCEU involvement.

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Maintaining an unpermitted mobile home and trailer on property	1					1	The CCCEU is assisting the DA's office, which is handling the case, with collateral issues involving the special needs of the property owner who is an elderly adult with mental health issues. The CCCEU referred the matter to the Office of the Public Guardian ("PG") who petitioned for conservatorship over the estate of the property owner. The PG was appointed in November and will assist the property owner with abating the code violations on the property.
Unpermitted encroachment to oak trees; operation of impound yard without zoning approval	1					1	The owner filed a CUP and a clean hands waiver to operate the impound yard, and has been working with Forestry on a re-planting plan. The Oak Tree Permit is scheduled to go to the Planning Commission on consent for final approval in the next few weeks.
Reports of projectiles from an outdoor shooting range landing on neighboring properties	1					1	In November 2007, the CCCEU, DRP, and Sheriff met with area residents and the shooting range board of directors where it was agreed that the shooting range will have an expert evaluate the safety features of the range and report back to the group. Case is pending.
Property that is hosting RAVE parties	1					1	The property was being used for commercial purposes (RAVE parties) in violation of the LACC and the Los Angeles Community College District's permanent injunction. The property owner subsequently filed an action against the County, which was dismissed by Plaintiff. During this reporting period, the property was monitored and the RAVE parties have ceased. Case closed.
Numerous complaints regarding a private, non-profit corporation operating several group homes for girls						1	The CCCEU received this referral from Sheriff regarding several group homes for girls which were the recipients of neighborhood complaints and numerous calls for service by law enforcement. Incidents involved runaways, assaults, and disturbances of the peace. The CCCEU convened a workgroup, comprised of several County departments, who met with Sheriff and the group home administrators over the course of several months to discuss the problems and develop an action plan to address the issues. The action plan was implemented and the problem activity has significantly decreased. Case closed as to CCCEU involvement.

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Elderly man living in substandard conditions; health code violations; junk and salvage		1			1		This case was referred by Sheriff after receiving complaints from neighbors about an elderly man living in substandard conditions. The CCCEU found out the property (which had equity) was also in the process of being lost through a tax sale. The CCCEU took the case to the L.A. County Elder Abuse Forensic Center for evaluation, and social service and mental health agencies were brought in to assess the mental and physical condition of the property owner. The CCCEU referred the matter to the Public Guardian who was appointed conservator over the property owner. The violations have been abated, and the property was saved from the tax sale. Case closed.
<b>Fifth District Total</b>	<b>15</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>9</b>	
<b>TOTAL CASES</b>	<b>48</b>	<b>10</b>	<b>3</b>	<b>8*</b>	<b>22</b>	<b>36</b>	

\*Eight cases involving 22 properties (1 case involves 15 properties -- 4 properties in the First Supervisorial District and 11 properties in the Second Supervisorial District).

**DISTRICT ATTORNEY**

**DISTRICT ATTORNEY  
CODE ENFORCEMENT BIANNUAL REPORT  
July 2007 through December 2007**

The District Attorney Code Enforcement Section ("Section") remains fully staffed and is meeting the needs of the code enforcement agencies. The Section's approach to code enforcement focuses on voluntary compliance as the primary objective. The Deputy District Attorneys ("DDAs") use office conferences whenever possible, and criminal prosecutions when compliance is not forthcoming. The Section provides District Attorney Investigators ("DAIs") to give support and peace officer backup to code enforcement inspectors, as well as to provide training in the effective use of the criminal justice system, and encouraging multi-agency cooperation. The Section strongly supports and staffs ten Nuisance Abatement Teams ("NATs"). The Section will follow its approach to use citations in situations that are not suitable for the office conference approach.

**Staffing**

The Section's current staffing positions consist of 16 DAIs and four DDAs. The DAIs are aligned in a three-team format covering all five Supervisorial Districts. Each team consists of a Supervising DAI and four Senior DAIs. The three teams are supervised by Lieutenant Jack Gonterman. The teams are assigned geographically to the South, the East, and the North, and headquartered in the First, Second, and Fifth Supervisorial Districts. A proposal to add a fourth team was submitted earlier this year.

The South Team is now headed by Supervising DAI Kelvin Brown and is now located in its permanent location at the Lynwood Regional Justice Center. The South Team is responsible for the geographic area encompassed by the Second, Fourth, and the southern portion of the Third Supervisorial Districts.

Supervising DAI Teresa Carver heads the East Team which is temporarily housed at offices located in El Monte. The East Team's responsibility includes all of the First Supervisorial District and the Fifth Supervisorial District east of Altadena.

Supervising DAI Greg Frum heads the North Team housed at the Michael Antonovich Antelope Valley Courthouse. The North Team is assigned all of the Fifth Supervisorial District except the portion in the San Gabriel Valley east of Altadena. The North Team is also responsible for the Santa Monica Mountains and the Topanga Canyon portion of the Third Supervisorial District.

The DDAs continue to be divided geographically. Deputy-in-Charge Michael Noyes supervises the Section and prosecutes the cases generated from the Santa Monica Mountains and Topanga Canyon areas. DDA Randal Harris prosecutes San Gabriel Valley and East Los Angeles cases. DDA Tina Hansen is responsible for the South Basin cases. DDA David Campbell covers the North County including Chatsworth and La Crescenta.

## **NAT Teams**

The DAIs currently staff ten NATs established within the First, Second, Fourth, and Fifth Supervisorial Districts. These NATs conduct their operations on a regular schedule. The DAI teams are a key component of each of these NAT teams. The purpose of the DAI teams is to provide each NAT team with security and share their investigative skills for the benefit of the code enforcement investigators that also comprise the NAT teams. Participation in the NATs is one valuable way the DAIs fulfill their primary purpose, which is to support the county code enforcement agencies. Though there is not a NAT dedicated solely for the Third Supervisorial District, the DAIs accompany the agency inspectors, as a NAT, on an as-needed basis within the Santa Monica Mountains area.

## **Citations**

Citations have proven to be an effective code enforcement tool. The DAI, accompanied by the code enforcement investigator who is at the scene to identify the crime, will cite violators to appear in court in situations involving squatters, violators caught in the act of illegal grading, or in an act that has an immediate negative impact on the neighboring community or in cases where businesses are operating without licenses. Also, the citation process will be used when the violator's conduct through words and/or actions indicates he or she has absolutely no intent to cooperate unless compelled to do so.

## **Inspection Warrants**

Inspection warrants as well as search warrants are an effective tool to gain access to properties for inspections. A warrant can only be ordered if access has been denied. Coordinating multiple agencies for a site inspection can be difficult and becomes more problematic if entry is then denied.

The Code Enforcement Investigators have developed close ties with other county agencies thereby increasing the level of cooperation and results. They have worked on a number of cases with the Los Angeles County Animal Control as the investigating agency and the assisting agency. Most recently, they authored and executed a two-day search warrant on an 80-acre compound in Val Verde. Over 2500 roosters, altered and bred strictly for cockfighting, were either seized or relinquished and destroyed, along with goats, dogs, and a horse. Seventeen individuals were identified on the premises, and will most likely be charged with misdemeanor violations relating to cockfighting and/or felony charges relating to animal cruelty.

The DAIs also assisted the State Costal Commission in an inspection of the back hills located between Malibu and the Ventura Freeway. Because of their familiarity with the area, and their ability to get into remote areas with four wheel drive vehicles, Coastal Commission investigators were able to get their first complete inspections of areas currently under litigation. It should be noted that our Section currently has a 23 count misdemeanor complaint against the owner of that property for similar violations.

## **District Attorney Investigations**

The DAIs have assisted in both criminal and civil cases, and since July, 2007, have been involved in the inspections of more than 2,600 properties and 297 NAT sweeps in all five Supervisorial Districts. They also support the departments who work in the First and Second Supervisorial Districts by providing security to inspectors and to the task forces conducting inspections in high risk neighborhoods.

During this reporting period, DAI participation in the inspections and sweeps has resulted in the filing of criminal charges in nine felony cases, most of which are being handled by another DA unit, because of the nature of the crime. The DAIs filed 14 misdemeanor cases and made 13 probable cause arrests and 39 arrests as a result of outstanding warrants. Of those arrests, 11 were felonies, and 28 were misdemeanors.

The Code Enforcement Lieutenant, Jack Gonterman, has begun giving presentations, along with other leaders of the NAT, at community meetings on evenings and weekends, to further educate the citizens of unincorporated Los Angeles County regarding our effort to enforce county code violations

## **Cases Handled by the District Attorney**

During this reporting period, the Section received 57 new referrals from County departments, reopened one case, and continued to work on 83 cases carried over from the prior reporting period. The Section set 36 office conferences, prosecuted 50 misdemeanor cases, one felony case, and had ancillary involvement in one felony probation case during this reporting period. One case went to jury trial and the violator was convicted on six misdemeanor counts involving zoning and building code violations. Additionally, the DDAs were involved in informal talks with numerous property owners. The Section closed 40 cases, following successful resolution of the matters. The jury trial involved a vacant parcel in Juniper Springs. The violator lived on his elderly mother's lot in a trailer and stored two large containers, numerous vehicles and miscellaneous items as well. Following his conviction on all six counts, the violator removed all items from the property.

See Exhibit 1 for a summary of the disposition of the case, by Supervisorial District, handled by the Section this reporting period.

## **Ongoing Efforts to Integrate Code Enforcement Operations**

### **DA Trainings**

On November 5, 2007, the Section DDAs conducted internal training for the DAIs. The topic of the instruction was “Understanding and Working with the Los Angeles County Zoning and Building Codes.”

On November 14, 2007, the Section lectured to a Code Enforcement class at Rio Hondo Community College on the following subjects: writing reports, inspection warrants, search and seizure, and trial preparation with an emphasis on direct and cross examination.

### **Code Enforcement Cross-Training Conference**

Advanced planning efforts are underway for the fifth in a series of code enforcement cross-training programs, which is currently scheduled for April 3, 2008 at the California Endowment Center in downtown Los Angeles. Our office and the Departments of Mental Health and Public Works will give presentations on Good Report Writing; Junk, Salvage and Debris: Enforcement from a Hoarding Perspective; and the Property Rehabilitation Process.

### **Code Enforcement Cross-Training Manual**

CCCES, with the assistance of the CEO and our office, is compiling the materials from the four code enforcement cross-training conferences into a code enforcement training manual. The materials used in the conferences will be a valuable resource for new code enforcement officers and will also serve as a reference manual for day-to-day code enforcement activities. The Manual should be ready for distribution later this year.

### **Title 1 Administrative Fines and Non-Compliance Fees Workgroup**

During this reporting period the workgroup has continued its work with the departments to edit the content and formatting of their submitted written materials. Additionally, the departments are developing their departments' Hearing Officer Protocols. As soon as the written materials have been finalized and approved by department counsel and the department heads, Title I can be implemented commencing with the pilot project.

## Counterfeit Goods Ordinance

During the reporting period our Section, the District Attorney's Consumer Protection Division, CCCES, CEO, numerous departments and outside agencies met, consulted and worked towards developing new legislation at the county and state level to better prosecute civilly and criminally the possession and sale of counterfeit goods within Los Angeles County.

## Amendment to the County's Health Ordinances

Pool safety is a serious concern for all residents within the County. Green pools are dangerous in that they prevent quick discovery of drowning individuals. Currently these cases must be prosecuted using a mosquito abatement ordinance. This office is working together with Environmental Health and County Counsel to draft a new section in the County's Health Ordinance that focuses on water clarity standards. The draft is now in final review by the Department of Environmental Health. This ordinance would simplify the prosecution of these cases by eliminating the need to prove by expert testimony that the condition of the water allows for the breeding or harborage of mosquitoes.

## Case Collaboration

During the reporting period, our Section and CCCES continue to consult with one another on code enforcement issues. Our Section and CCCES have collaborated on two cases which have led to the appointment of the Public Guardian in one case and should lead to the appointment of the Public Guardian in the second case.

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>First District</b>							
Illegal grading	1				1	1	Unrelated felony set for trial - felony still pending awaiting agency status report.
Outside storage - inoperable vehicles and/or junk and salvage	2			1	2		1) Criminal complaint filed on tenant, compliance, case closed 2) compliance, case closed
Improper uses within zone, blocking roadway, unpermitted construction; (Also refer to "Non-conforming use, illegal wiring, unpermitted structure in County Counsel Exhibit 2/First District)	1			1		1	Complex case -- car wash, apartment building and family business. Multiple departments involved: DPW, Building & Safety and Road Maintenance Divisions; DRP and County Counsel. Case pending DRP's application process. Filed no contest, probation and sentencing set early 2008, variance application nearly completed.
Unpermitted construction	2	2	2	1		4	1) Unpermitted structures, 1& s, unpermitted animals - warning letter sent 2) Unpermitted structure and alterations to house, illegal food preparation, criminal complaint filed arraignment early 2008 3) office conference held, plans submitted pending review 4) unpermitted construction at gang hangout - office conference held plans to be submitted
Operating business without a license	1	1		2		2	1) Defendant FTA on citation - bench warrant 2) citation set for pretrial
Accumulation of rubbish		1	1			1	Health dept office conference held, progress report pending
Food storage violation	2	2		3	1	3	1) Food not maintained at correct temperature - two violators -one pled no contest and second bench warrant issued 2) Unapproved food storage, disobeyed order from Health Officer - violator plead guilty, probation, case closed .3) complaint to be filed 4) complaint filed arraignment set early 2008
Unpermitted food facility		1	1			1	Health dept. office conference held
Operating taxi cab without license	4					4	Investigated by LASD - pending, LASD to cite.
<b>First District Total</b>	<b>13</b>	<b>7</b>	<b>4</b>	<b>8</b>	<b>3</b>	<b>17</b>	

Exhibit 1

**District Attorney Code Enforcement Section  
Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>Second District</b>							
Unpermitted construction	3	2		2		5	1) Altering building without a permit, criminal complaint filed, hired architect, plot plan submitted, under review 2) Altering building without a permit: DPW and DRP coordinating investigation, criminal complaint filed, hired architectural firm -plans submitted and approved by DPW 3) Unpermitted addition to garage and office to house. Cleanup being performed and unpermitted buildings to be demolished 4) Inspected by NAT, owner plans to sell, office conference to be set 5) Junk and salvage as well, waiting report from DRP
Outside storage - inoperable vehicle and/or junk and salvage	8	4	2	2	3	9	1) criminal complaint filed no contest - case to be referred to public guardian and county counsel for probate action 2) Complaint filed, owner conducting cleanup - property cleared sale of property pending, case closed 3) Plot plan approved, waiting referral from DPW for adjacent property 4) J&S - owner contacted, office conference to be set 5) Large pile of green waste, owners cooperating with DRP - case closed 6) J&S office conference held - complaint to be filed 7) Compliance case closed 8) Junk and Salvage , inaccessible garage - office conference set 9) office conference to be scheduled 10) Unpermitted stables, outside display of merchandize, occupied recreational vehicle in addition to j and s Placed on NAT to coordinate multi-agency investigation 11) Also out door display, office conference held, owner submitted plot plan and cleanup in process 12) Vacant house, homeless people, graffiti - DAIs locating personnel at Property management company, office conference to be set.

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Improper use within zone	8	3	1	1	3	8	1) Commercial property not meeting development standards. Plot plan submitted to DRP - inactive, case closed; 2) Auto repair - old tenant left property, now new tenant in violation, office conference set early January 3 ) Auto repair or sales, storage DAIs to contact selling agent 4) Auto sales - be added to NAT, DAIs locating owners 5) Recycling business on parking lot, container - office conference held - retained private attorney to commence unlawful detainer, complaint to be filed 6) Trucking business - commercial vehicle storage - office conference held, compliance case closed 7) Converted garage, junk and salvage, commercial vehicles - criminal complaint filed, j&s has now been removed, permit pulled for garage, J & S removed, garage still in issue. 8) Selling food without a permit - citation issued, criminal complaint filed. Plea no contest, fines - case closed 9) unpermitted smog testing, inoperative vehicles working with owners who have now filed unlawful detainer
Substandard dwelling, junk and Salvage, living in trailer						1	10) Unpermitted ornamental ironwork and welding business, storage and parking issues, office conference to be set 11) Excessive yard sales, DAIs locating building owner, office conference set early January
Garage conversion		3				3	1) DRP referral for unpermitted addition, set back violations and lack of covered parking, office conference to be set 2) Converted garage and set back violations, waiting reports from health dept. 3) Garage used for living space with unpermitted addition,

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Unpermitted construction	1	1	1	1	2		1) Office conference held. Compliance - case closed 2) Complaint filed for both animal cruelty violations (cock fighting) and unpermitted structures. Property now in compliance as to code violations. Code case closed. Felony Criminal case as to animal cruelty transferred to Compton DA office for continued prosecution.
Violations on residential properties: Alcohol sale; and cattle in residential zone	1			1		1	Party pled guilty. Plea Plan and building plans approved - Progressing towards compliance plan plot to be resubmitted to legalize existing stable
Living in Trailers in R-1 Zone	1				1		1) Violator cooperating with DRP all violations removed -case closed.
Possession of over 100 counterfeit CDs/DVDs	1			1		1	Code Enforcement DAs investigation from NAT, felony criminal filing
Illegal Grading	1					1	continues to progress towards compliance continues.
Multi-agency violations - Building without permits, fire code violations, auto repair, outside storage	1					1	Three properties involved . Placed on NAT to coordinate multi-agency violations. Office conference to be held if NAT does not resolve and agency investigations and reports are completed.
Unlawful vending	11			11	6	5	1) Bench warrant outstanding 2) Pled no contest, on probation, case closed 3) Pled no contest on probation, case closed 4) Violator cited twice, both cases pled no contest and fined, case closed 5) Pled no contest fined, case closed 6) Bench warrant outstanding 7) Bench warrant outstanding 8) Plea no contest, fine, case closed 9) Bench warrant outstanding 10) Violator cited twice - pled no contest and fined in each case, case closed 11) Health dept - catering truck citation - arraignment early 2008
Mobile home without cup		2				2	1) Also has commercial and recreational vehicles DA locating property owner 2) Vacant lot also has trailers and junk and salvage, office conference set early January 2008
Sign violation			1			1	Office conference to be set

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Older structures not to code	2	2	2	1	1	3	1) Earthquake retro fit needed. Owner submitted plans. Moving towards compliance 2) Tilt up needs retro fit office conference held, failed to comply - criminal case filed, compliance, case closed 3) Unreinforced masonry building, office conference held 4) earthquake retro fit needed, office conference - now has contract with structural engineer, plans to be submitted
CUP violation	1			1		1	1) Maintaining business without CUP, office conference follow up conference to be held
<b>Second District Total</b>	<b>29</b>	<b>29</b>	<b>7</b>	<b>21</b>	<b>16</b>	<b>42</b>	
<b>First and Second District Anti-Peddling Task Force</b>							
Peddling Citations in Florence-Firestone	2			2	2		1) pled guilty, sentenced, case closed 2) bench warrant over one year - case closed
<b>First and Second District Task Force Total</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b><i>Third District</i></b>							
Outside storage of inoperative vehicles, trash, RVs used for living, or mobile homes without CUP	1			1			1) Inspection warrant, conviction, found in violation, sentencing on violation continues for monthly inspections as defendant continues to bring property into compliance, last appearance violator hospitalized;
Numerous mobile homes without permits	1			1			1) Criminal complaint filed, set for pre-trial conference, case delayed as court appointed new attorney, set for pretrial early January.
Unpermitted construction	1	1	1				2) 1) Hired Engineer - NOV recorded, follow up office conference set in January 2008 2) Unpermitted mobile home, office conference held, plans now submitted and under review, follow up office conference set in January 2008
Insufficient road access for Fire Department	1						1) Private road involving 11 properties. Plans submitted by one neighborhood group and in plan check, third office conference held with competing neighborhood group who have plans to be submitted. One neighbor filed civil suit to arbitrate dispute to force agreement on one plan. Fire Dept monitoring progress.
Outside storage - living in trailer	1			1			1) Case taken over from local DA office - involves three criminal cases, conservator appointed, Public Guardian to approve DPW to rehab property.
<b>Third District Total</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>6</b>	
<b><i>Fourth District</i></b>							
Unpermitted structure	2			2			2) 1) Criminal complaint filed Arraignment set early 2008 2) Criminal complaint filed - pretrial set early 2008
Unpermitted home business	1			1			1) Honey manufacturing, and junk and salvage, civil case settled, follow up office conference held
<b>Fourth District Total</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>3</b>	

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<i>Fifth District</i> Improper use within zone	6	3	2	2	4	5	1) Jury Trial, deft convicted on four counts of zoning violations. Defendant sentenced to 80 hours of community service and terms and conditions of probation requiring corrections, hearing held - found in violation, court requested health to evaluate, Full Family Services now assisting violator 2) Calculations submitted PW determining new parking allowance - compliance, case closed 3) Vehicle storage yard combo A1 and C3 no permits - criminal complaint filed, trial set January 2008 4) storage of movie business equipment - compliance, case closed 5) Recreational vehicle park operating in violation of CUP - criminal complaint to be filed 6) Paintball business conducted while CUP still pending - office conference held in prior reporting period caused business to relocate from A-2 Zone to M-1 1/2 Zone. Violation now discontinued, case closed. 7) Outdoor dining/banquets business in A-1, office conference held, compliance, case closed 8) Storage of trailers, boats on vacant property, office conference held

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Outside storage of junk and salvage and/or inoperable vehicles	11	4	7	2	3	12	<p>1. 10 acres, monthly visits, cleanup continues by new partner, second rehab warrant obtained by public works, compliance - case closed, continued monitoring by agencies 2. Property clean except two mobile homes too old to legalize - DRP working with violator, second office conference set for mid January 2008 3. Monthly visits, continue, containers, metal, vehicles being moved to site in Kern county - progress 4. Storage of used tires on vacant land- property cleared of tires property in escrow, new buyer has stored mobile home and equipment, after office conference with owners and buyer, property now in compliance, case closed 5. On NAT substantial cleanup, DRP to do follow up investigation for criminal complaint 6. office conference, progress continues but slow, DRP to refer back to DA in January for complaint if no substantial progress 7. followup office conference held, DPW rehab to conduct cleanup 8. office conference working towards compliance, followup meeting set for January 9. Office conference held - DRP to monitor</p>
Substandard property - Health						3	<p>10) mobile home and J &amp; S , no compliance criminal complaint filed, pretrial set January 2008      11) Office conference - with followup meetings - mobile home and inoperative vehicles, progress 12) Inoperative school buses and junk and salvage, office conference held, compliance, case closed 13) j &amp; s, container and oak tree violation, office conference held 14) Citation, bench warrant outstanding, storage of j&amp;s and r/v 15) j&amp;s business, office conference set</p>

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Living in recreational vehicles on vacant land	7	2	1	8	5	4	The 3 criminal prosecutions resulted from citations by DAIs, 2 of these properties are in compliance 1) DA diversion to continue to April 2008 making sure stays in compliance, 2) property in compliance - case closed , 3) is on probation, partial compliance then work stopped, at probation violation hearing deft. failed to appear, no bail warrant issued , 4) jury trial convicted on all six counts, defendant then cleared property and placed on probation, case closed 5) At last site visit, violator consented to appointment of Public Guardian, hearing held in probate court, Public Guardian appointed over estate, property and modular home to be sold at auction - case closed . 6) complaint filed, plea of no contest, probation and property cleared, case closed 7) No progress following earlier office conference - Complaint filed, guilty plea, continued progress reports in court monitoring cleanup 8) Living in RV - Citation plea no contest, probation, compliance, case closed 9) Living in RV, office conference, complaint filed - set for trial early January 2008
Mobile home without cup	6	4	1	1	1	5	1) Mobile home, commercial vehicles and outside storage, office conference held 2) Office conference held, compliance, case closed 3) Mobile home, commercial vehicles, auto impound yard, office conference held, criminal complaint filed 4) Mobile home, commercial vehicles, i&s, office conference FTA, complaint to be filed 5) Mobile home and i&s, office conference scheduled in January 6) Mobile home, office conference scheduled in January

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carry over From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Illegal grading	6	1	3	2	2	5	1. Pled guilty, on probation - corrected grading plans in plan check, conference held with all parties, engineers, plan checkers and attorneys to plans returned, to be re-submitted with soils report update, progress reports continue in court 2. Bench warrant outstanding . 3. Compliance - case closed 4. Neighbors in civil suit set for trial March 2008, civil suit resolution needed to proceed on case - violator hired engineer to realign two adjacent properties to allow new access to county maintained road property line in dispute 5 - Office conference held pending submission of plans 6. Fish and Game and DPW working with owners - tenant not owners appear to have caused damage - compliance, case closed, 7. office conference held, with follow up meetings
Unpermitted structure							
Storage of construction vehicles	1		1		1	1	Office conference scheduled in January Office conference held, construction vehicles removed from vacant land, case closed
<b>Fifth District Total:</b>	<b>31</b>	<b>21</b>	<b>23</b>	<b>15</b>	<b>19</b>	<b>33</b>	
<b>TOTAL CASES:</b>	<b>83</b>	<b>58</b>	<b>36</b>	<b>51</b>	<b>40</b>	<b>101</b>	

Footnotes:

- <sup>1</sup> 49 misdemeanor prosecutions, 1 felony prosecution and ancillary involvement in 1 felony probation case  
 \*56 new cases and 1 reopened case